

EXHIBIT "B"

Parcel CPXS-24TCE

0.0788 Acre

F.M. Hodges Survey No. 22, Abstract No. 377

Travis County, Texas

DESCRIPTION FOR 0.0788 OF ONE ACRE

DESCRIPTION OF A 0.0788 OF ONE ACRE (3,432 SQUARE FOOT) EASEMENT, OUT OF THE F.M. HODGES SURVEY NO. 22, ABSTRACT NO. 377, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, AMENDED PLAT OF CONGRESS AVENUE COMMERCIAL TRACT, A SUBDIVISION RECORDED NOVEMBER 21, 2018, IN DOCUMENT NO. 201800318, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING DESCRIBED AS 15.045 ACRES (TRACT 1) CONVEYED TO HEB GROCERY COMPANY, LP BY SPECIAL WARRANTY DEED DATED MAY 30, 2013, AS RECORDED IN DOCUMENT NO. 2013098661, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0788 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the west line of a 15 foot wide waterline easement recorded in said Document No. 201800318, said POINT OF BEGINNING having Grid Coordinates of N=10,034,434.72, E=3,101,671.97, from which a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II bronze disk found at the northeast corner of the remainder of Lot 2, in said Amended Plat of Congress Avenue Commercial Tract subdivision, being described as 10.877 acres (Tract 2) conveyed to HEB Grocery Company, LP by said Special Warranty Deed recorded in said Document No. 2013098661, also being in the west line of that tract described as 0.5655 of one acre conveyed to the State of Texas by Deed, as recorded in Document No. 2023013324, Official Public Records, Travis County, Texas, and in the existing west right-of-way line of IH 35 (varying width), bears South 61°37'12" East 15.00 feet, and North 28°22'48" East 757.42 feet, also from which a TxDOT Type II bronze disk found at a corner in the east line of the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, being the southwest corner of said 0.5655 of one acre State of Texas tract, and in the existing west right-of-way line of IH 35, bears South 61°37'12" East 15.00 feet, and South 28°22'48" West 41.44 feet;

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- 1) THENCE, along the east line of this easement, and the east line of said 15 foot wide waterline easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, **South 28°22'48" West 16.59 feet** to a calculated point in the north line of a 0.529 of one acre electric transmission and distribution line easement recorded in Document No. 2019129604, Official Public Records, Travis County, Texas;
- 2) THENCE, continuing along the east line, along the north line of said 0.529 of one acre electric transmission and distribution line easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, **North 54°19'31" West 22.37 feet** to a calculated point at the northwest corner of said 0.529 of one acre electric transmission and distribution line easement;
- 3) THENCE, continuing along the east line of this easement, along the west line of said 0.529 of one acre electric transmission and distribution line easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, **South 35°40'29" West 50.00 feet** to a calculated point at a corner in the west line of said 0.529 of one acre electric transmission and distribution line easement;
- 4) THENCE, continuing along the east line of this easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, **South 33°10'04" West 48.99 feet** to a calculated point at the southeast corner of this easement;
- 5) THENCE, along the south line of this easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, **North 55°15'01" West 9.22 feet** to a calculated point at the southwest corner of this easement;

THENCE, along the west line of this easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, the following three (3) courses, numbered 6 through 8:

- 6) **North 33°41'23" East 45.96 feet** to a calculated point,
- 7) **North 60°32'48" West 57.88 feet** to a calculated point, and
- 8) **North 42°52'47" East 39.65 feet** to a calculated point at the northwest corner of this easement;

Parcel CPXS-24TCE

THENCE, along the north line of this easement, crossing the remainder of said Lot 1 and said 15.045 acre HEB Grocery Company tract, the following three (3) courses, numbered 9 through 11:

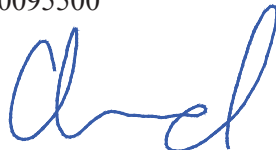
- 9) **South 60°10'35" East 53.65 feet** to a calculated point,
- 10) **North 29°49'39" East 25.63 feet** to a calculated point, and
- 11) **South 64°37'39" East 31.24 feet** to the POINT OF BEGINNING and containing 0.0788 of one acre (3,432 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.000110.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



10/13/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-006~AE S. Cap. Express\Description\CPXS-24 TCE

Issued 10/13/2023

AUSTIN GRID G-14
TCAD ID 869784

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0788 AC. OR 3,432 SQ. FT. OF LAND OUT OF THE
F.M. HODGES SURVEY NO. 22, ABSTRACT NO. 377
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 60'

**AMENDED PLAT OF
CONGRESS AVENUE
COMMERCIAL TRACT
DOC. NO. 201800318
O.P.R.T.C.T.
NOVEMBER 21, 2018**

**REMAINDER
LOT 1**

HEB GROCERY COMPANY, LP
DOC. NO. 2013098661
O.P.R.T.C.T.
(TRACT 1-15.045 ACRES)
MAY 30, 2013

HEB GROCERY COMPANY, LP
DOC. NO. 2013098661
O.P.R.T.C.T.
REMAINDER
(TRACT 2-10.877 ACRES)
MAY 30, 2013

**REMAINDER
LOT 2**

15' ELECTRIC &
TELECOMMUNICATIONS
EASEMENT
DOC. NO. 201500281
DOC. NO. 201800318
O.P.R.T.C.T.

15' WATERLINE EASEMENT
DOC. NO. 201800318
O.P.R.T.C.T.

CONCRETE
PARKING LOT

**P.O.B.
GRID COORDINATES
N=10,034,434.72
E=3,101,671.97**

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S28°22'48"W	16.59'
L2	N54°19'31"W	22.37'
L3	S35°40'29"W	50.00'
L4	S33°10'04"W	48.99'
L5	N55°15'01"W	9.22'
L6	N33°41'23"E	45.96'
L7	N60°32'48"W	57.88'
L8	N42°52'47"E	39.65'
L9	S60°10'35"E	53.65'
L10	N29°49'39"E	25.63'
L11	S64°37'39"E	31.24'
L12	S61°37'12"E	15.00'
L13	S28°22'48"W	41.44'

CPXS-24TCE
0.0788 AC. OR
3,432 SQ. FT.

DRAINAGE EASEMENT
DOC. NO. 2018000501
O.P.R.T.C.T.
(2.436 ACRES)

GROUND

DOUBLE
SUPPORT
SIGN "HEB"

(S38°48'47"W
(696.13'))

CONCRETE
DRIVEWAY

EXISTING R.O.W.

HEB GROCERY COMPANY, LP
DOC. NO. 2018031248
O.P.R.T.C.T.
(0.504 ACRES)
FEBRUARY 13, 2018

ELECTRIC TRANSMISSION
AND DISTRIBUTION EASEMENT
DOC. NO. 2019129604
O.P.R.T.C.T.
(0.529 ACRES)

STATE OF TEXAS
VOL. 1436, PGS. 8-10
D.R.T.C.T.
(11.706 ACRES)

(R.O.W. WIDTH VARIES)

L.H. 35

STATE OF TEXAS

D.R.T.C.T.

(11.706 ACRES)

CONCRETE
PARKING LOT

CONCRETE
PARKING LOT

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STATE OF TEXAS
DOC. NO.
2023013324
O.P.R.T.C.T.
(0.5655 ACRE)

ELECTRIC TRANSMISSION
AND
DISTRIBUTION EASEMENT
DOC. NO. 2019129604
O.P.R.T.C.T.
(0.529 ACRE)

LEGEND



TxDOT TYPE II BRONZE DISK
FOUND IN CONCRETE



CALCULATED POINT

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING



PROPERTY LINE

R.O.W. RIGHT OF WAY



DISTANCE NOT TO SCALE



RECORD INFORMATION



OWNERSHIP IN COMMON



STORM DRAIN MANHOLE



WATER VALVE



DRAIN INLET



ELECTRIC METER



LIGHT POLE



SINGLE POST SIGN

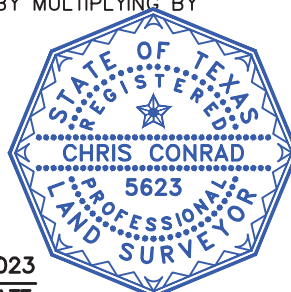
NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000110.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY G.F. NO. 202202757, EFFECTIVE DATE MARCH 17, 2023.

Chris Conrad

10/13/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



TCAD ID 869784

ISSUED: 10-13-2023

SURVEYED BY:

PAGE 4 OF 4

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6

AUSTIN, TEXAS 78731

MCGRAY.COM (512) 451-8591

TBPELS SURVEY FIRM #10095500

AUSTIN GRID G-14

JOB NO.: 22-006